



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

Addressees

RE: Dunn Edwards Corporation
4885 East 52nd Place
Vernon, California
EPA ID #: CAD000900143

Dear Addressees:

Enclosed is the Site Investigation Report for the Dunn Edwards Corporation site, which is officially located at 4885 East 52nd Place., Vernon, Los Angeles County, California. The Site Investigation was conducted by the U.S. Environmental Protection Agency (EPA) under Section 104(a) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9604(a), commonly known as Superfund. The investigation took place in November 2015.

The purpose of the Site Investigation is to determine whether a site will qualify and benefit from inclusion on the National Priorities List (NPL) under Superfund.

Based on currently available information, which is contained in the enclosed Site Investigation Report, EPA has determined that the Site is not eligible for further Federal consideration for listing on the Superfund National Priorities List.

If you should have any questions or comments on this report, please contact Matt Mitguard, Site Assessment Manager, at (415) 972-3096.

Sincerely,

 8/31/17

Mindy Clements, Chief
Brownfields and Site Assessment Section

Enclosure:

ADDRESSEES:

Robert Wendoll, Director of Environmental Affairs
Site Owner Representative
Dunn-Edwards Corporation
4885 E. 52nd Place
Vernon, CA 90058

Javier Hinojosa
CA Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6505

Nhan Bao, Caseworker
Regional Water Quality Control Board
320 West 4th Street, Suite 200
Los Angeles, California 90013

Lewis Pozzebon
City of Vernon, Health and Environmental Control Department
4305 Santa Fe Avenue
Vernon, CA 90058



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION IX

75 Hawthorne Street
San Francisco, CA 94105

SITE DECISION AND RATIONALE:

DUNN EDWARDS CORPORATION

EPA ID #: CAD000900143

The Dunn Edwards Corporation (Dunn Edwards) site is officially located at 4885 E. 52nd Place, Vernon, Los Angeles County, California. Multiple additional addresses are associated with the site. The 7.8-acre site is located in a primarily urban industrial area. The site is located less than one-quarter mile from residential properties, a public park, and a preschool.

Dunn Edwards began operating at the site in approximately 1955 as a manufacturer of lacquers, oil-based paints, and water-based paints. On-site lacquer manufacturing ceased in 1999 and on-site water-based paint manufacturing ceased in 2011. Between approximately 1967 and 2007, a building at the central portion of the site, referred herein as the 4905 Former Lease Building, was used by other operators for decal, garment, and furniture manufacturing.

Potentially hazardous substances utilized in current and/or historical on-site operations include lacquer thinner, mineral spirits, methyl ethyl ketone (MEK), isopropyl alcohol, methyl isobutyl ketone (MIBK), ethylene glycol monobutyl ether (EGBE), n-butyl acetate, and toluene. No evidence was found indicating that either PCE or TCE had historically been used on site.

Twelve underground storage tanks (USTs) were historically located adjacent to the Lacquer Plant and were identified as having leaked into the underlying soil. Three existing USTs are located adjacent to the Oil Plant, two of which are currently in use. Approximately 45 aboveground storage tanks (ASTs) are also located on site; however, it is not known how many of the ASTs are currently in use. A clarifier and sump are located adjacent to the Oil Plant and an additional sump is located adjacent to the Water Plant. It is not known if the sumps are currently in use.

The U.S. Environmental Protection Agency (EPA) has had no known historical involvement with the site. The site is located approximately 450 feet (ft) northwest of the Pemaco Superfund site. Several volatile organic compound (VOC) plumes have been identified as originating from the Pemaco site; however, there is evidence to suggest that the Pemaco plumes are comingling with VOCs from an off-site and upgradient source.

Since 1984, multiple soil vapor, soil matrix, and groundwater investigations have been conducted at the site, primarily in relation to the leaking Lacquer Plant USTs. These investigations, which were conducted under the oversight of the California Regional Water Quality Control Board (RWQCB) and/or the Vernon Health and Environmental Control Department (ECD), identified elevated concentrations of select VOCs in subsurface soils, primarily of the non-halogenated compounds. The impacted areas have since undergone remediation. The California Department of Toxic Substances Control (DTSC) has had no known significant involvement with the site.

In February and March 2016, Weston Solutions, Inc. (WESTON), on behalf of EPA, conducted the Site Inspection (SI) at the site. During the SI, WESTON collected soil matrix source samples at depths up to 15 ft below ground surface (bgs) from six on-site borings; collected groundwater release samples at depths up to 116 ft bgs from five on-site borings; and collected secondary objective groundwater samples from five off-site borings.

On-site soil samples collected during the SI did not exhibit concentrations of metals or VOCs that exceeded the site-specific action levels.

Groundwater samples collected during the SI exhibited elevated concentrations of metals and VOCs. Maximum concentrations in perched aquifer samples include arsenic at 21 micrograms per liter ($\mu\text{g/L}$) and TCE at 32 $\mu\text{g/L}$. Maximum concentrations in Exposition aquifer samples include cis-1,2-dichloroethylene (DCE) at 130 $\mu\text{g/L}$, PCE at 7.0 $\mu\text{g/L}$, and TCE at 13,000 $\mu\text{g/L}$. The most elevated concentrations were exhibited in the sample collected from 90 ft bgs near the northeastern (i.e., upgradient) site boundary. The Gaspar aquifer is not defined beneath the site. The federal Maximum Contaminant Levels (MCLs) for arsenic and cis-1,2-DCE are 10 $\mu\text{g/L}$ and 70 $\mu\text{g/L}$, respectively. The MCL for both PCE and TCE is 5.0 $\mu\text{g/L}$.

The results of this SI did not identify any hazardous substance sources at the site; however, the perched aquifer groundwater results suggest that one or more arsenic and/or TCE source areas may exist on or near the site. Furthermore, the substantially elevated TCE concentrations identified in the Exposition aquifer beneath the site suggest the presence of a relatively large, and as yet unidentified, VOC source area located upgradient of the central portion of the Dunn Edwards site.

This site is not eligible for listing on the National Priorities List, therefore, unless new information becomes available, no further action by USEPA is warranted.

Signature: 
Matt Mitguard
Site Assessment Manager

Date: 8/31/17